

Texas Workforce Commission

A Member of Texas Workforce Solutions

Tom Pauken, Chairman

Ronald G. Congleton
Commissioner Representing
Labor

Andres Alcantar
Commissioner Representing
the Public

Larry E. Temple
Executive Director

June 27, 2011

Ms. Sonia M. Benavides
JABE Ventures, Ltd.
318 Bordeaux Drive
Laredo, Texas 78041

Dear Ms. Benavides:

This will confirm our agreement with you to renew our Lease on the following described property located in the City of Laredo, County of Webb, State of Texas:

Approximately 1,377 square feet of office space in a building locally known as 709 E. Calton Road, Suite 108, Laredo, Texas 78040.

This is the same property described in the Lease Contract between JABE Ventures Ltd., Lessor, and the Texas Workforce Commission, Lessee, which was executed by Lessor on July 25, 2001, with subsequent renewals and amendments, executed by Lessor on August 9, 2002, July 23, 2003, July 14, 2004, August 2, 2005, July 2, 2007, and July 23, 2009.

This Lease Renewal will be in effect from August 1, 2011, to and including August 31, 2014. The monthly rental will be as follows:

Rent from August 1, 2011, to and including August 31, 2012, Two Thousand Six Hundred Seventy-Four Dollars and Ninety-One Cents (\$2,674.91).

Rent from September 1, 2012, to and including August 31, 2013, Two Thousand Seven Hundred Fifteen Dollars and Three Cents (\$2,715.03).

Rent from September 1, 2013, to and including August 31, 2014, Two Thousand Seven Hundred Fifty-Five Dollars and Seventy-Six Cents (\$2,755.76).

The terms and conditions of this Lease Renewal will be the same as those contained in the previous Lease Contract and subsequent renewal and amendments on these premises.

Having signed, and having notarized, two originals of this document will indicate your acknowledgment and acceptance of this Lease Renewal.

Sincerely,



Cindy Silberman, Director
Business Operations

Accepted:

JABE Ventures, Ltd.

Lessor

By: Guillermo Benavides

Title: GENERAL PARTNER

Date: 8/15/11

THE STATE OF TEXAS

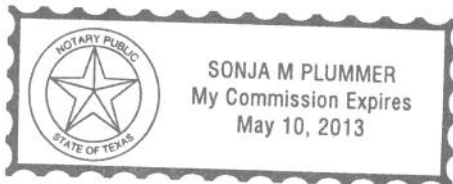
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COUNTY OF TRAVIS

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BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared Cindy Silberman, Director of Business Operations, of the Texas Workforce Commission, known to me to be the person and official whose name is subscribed to the foregoing instrument, and acknowledged to me that she had executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of June, 2011.



Sonja M. Plummer
Notary Public in and for the State of Texas
My Commission expires: May 10, 2013

THE STATE OF TEXAS

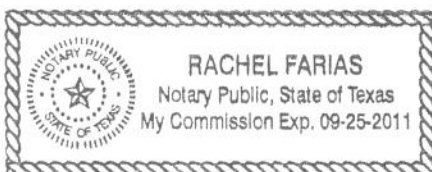
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COUNTY OF Webb

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BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared _____ Guillermo Benavides of the JABE Ventures, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of July, 2011.



Rachel Farias
Notary Public in and for the State of Texas
My Commission expires: _____